

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 3.092 ACRE PARCEL
FOR BEVERLY VENT**

Being a parcel of land situated in part of the Southeast Quarter of Section 12, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southeast Corner said Section 12;

thence on an assumed bearing of S 89° 58' 14" W along the centerline of Township Highway 58 a distance of 665.00 feet to a found nail marking a corner of a parcel of land currently owned by M. Vent and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 01° 31' 41" W a distance of 20.01 feet;

thence continuing S 89° 58' 14" W along said centerline a distance of 334.94 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by S. Dickinson, Trustee;

thence N 01° 31' 31" W along the east line of said Dickinson, Trustee parcel a distance of 402.23 feet to a point marking a corner of the aforementioned Vent parcel;

thence N 89° 58' 14" E along said M. Vent parcel a distance of 334.92 feet to a found iron rod marking a corner of said parcel, passing a found iron rod for reference a distance of 9.92 feet;

thence S 01° 31' 41" E along said M. Vent parcel a distance of 402.23 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 382.22 feet.

Containing in all 3.092 acres of land, more or less, of which 0.154 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October, 2011.

Prior Deed Reference – OR Volume 88, Page 501; OR Volume 191, Page 2063;

B. Vent revision

